



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalemtwp.org

Zoning Hearing Board
Monthly Meeting
January 7, 2021
Bensalem Township Building
6:30 pm

LIST OF APPLICATIONS

Note: all attendees of the Zoning Hearing Board Hearing shall visit the Bensalem Township Website and review the procedure policy and down load the Visitor Health Questionnaire on the main page www.bensalempa.gov

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – December 3, 2020
4. Re-organization of the Board
 - a.) Chairperson
 - b.) Vice-Chairperson
 - c.) Secretary
 - d.) Meeting dates
 - e.) Solicitor
 - f.) Court Reporter
 - g.) Clerk and fee
 - h.) Official Publication
5. **Extension Request for Dauphine Building & Development, LP** **Appeal #2013-340**
Location: 1282 Byberry Rd
Tax Parcel: 02-033-108; 02-033-109; 02-033-109-1
Request: Extension of previously granted relief for proposed townhouses.
[View Plans](#)
6. **Extension Request for JPH Realty, Inc. & J.W. McGrath Organization LLC** **Appeal #2018-629**
Location: Galloway and Richlieu Rds
Tax Parcel: 02-046-001
Request: Extension of time for previous granted variances.
[View Plans](#)
7. **Continued hearing for Richard Schmitt** **Appeal #2020-3747**
Location: 6416 Lewisville Ave
Tax Parcel: 02-056-136-002
Request: Variance for shed to exceed 25% of the principal structure
[View Plans](#)
8. **Continued hearing for James Metts** **Appeal #2020-3749**
Location: 3136 State Rd
Tax Parcel: 02-068-016
Request: Variance to construct garage larger than 25% of principal structure.
[View Plans](#)

9. **Continued hearing for Michelle Miller** **Appeal #2020-3942**
Location: 1 Declaration Dr
Tax Parcel: 02-046-028-001 & 02-090-180-001
Request: Variance to use property as Veterinarian Facility/Clinic, Animal rescue & grooming, Dog Park, Accessory storage, Non-Profit Thrift Store, Café and Community Center and 4 Residential units.
[View Plans](#)
10. **Hearing for Elias Souza** **Appeal #2020-4066**
Location: 1144 Dana Ave
Tax Parcel: 02-029-207
Request: Variance for garage and greenhouse to exceed 25% of the area of the principal dwelling.
[View Plans](#)
11. **Hearing for Michael and Bernadette Gibbons** **Appeal #2020-4206**
Location: 1117 Beverly Ave
Tax Parcel: 02-062-474
Request: Variance for second floor addition to accessory structure.
[View Plans](#)
12. **Hearing for Sri Gyatri Corporation (Arpan (Andy) Patel)** **Appeal #2020-4159**
Location: 4000 Bristol Pk
Tax Parcel: 02-076-070 & 02-076-074-001
Request: Variances to construct three story Hotel with 75 rooms.
[View Plans](#)
13. **Hearing for Lincoln Capital Partners, Inc.** **Appeal #2020-4167**
Location: 3610 Old Lincoln Hwy
Tax Parcel: 02-008-013
Request: Variance to have apartment or living quarters in the I-i zoning district.
[View Plans](#)
14. **Hearing for Anthony Oelschlegel** **Appeal #2020-4169**
Location: 3349 West End Ave
Tax Parcel: 02-004-137
Request: Variances for lot area, lot width and density to subdivide residential lot.
[View Plans](#)
15. **Hearing for Fusion Gyms Grant Avenue, LLC** **Appeal #2020-4201**
Location: 3150 Knights Rd
Tax Parcel: 02-037-078
Request: Variance to use property as a gym.
[View Plans](#)
16. **Hearing for National Restaurant Designers (NRD) Brian Jones AIA** **Appeal #2020-4208**
Location: 1465 Street Rd
Tax Parcel: 02-071-242-002
Request: Variance for impervious surface coverage for an exterior patio seating area.
[View Plans](#)
17. **Hearing for B & A Property LLC** **Appeal #2020-4124**
Location: 4220 Bristol Rd
Tax Parcel: 02-017-114-001
Request: Variance to use property for truck parking
[View Plans](#)

18. **Hearing for LIDL US Operations, LLC**

Appeal #2020-4184

Location: 4007-37 Hulmeville Rd

Tax Parcel: 02-041-021; 02-041-022 and 02-041-022-001

Request: Variance to use property for a Grocery Store, variances for buffer area, impervious coverage and sign area

[View Plans](#)

19. Correspondence

20. Adjournment

Prepared by: Iva

Posted: 12/18/2020

Advertised: 12/24/2020 & 12/31/2020